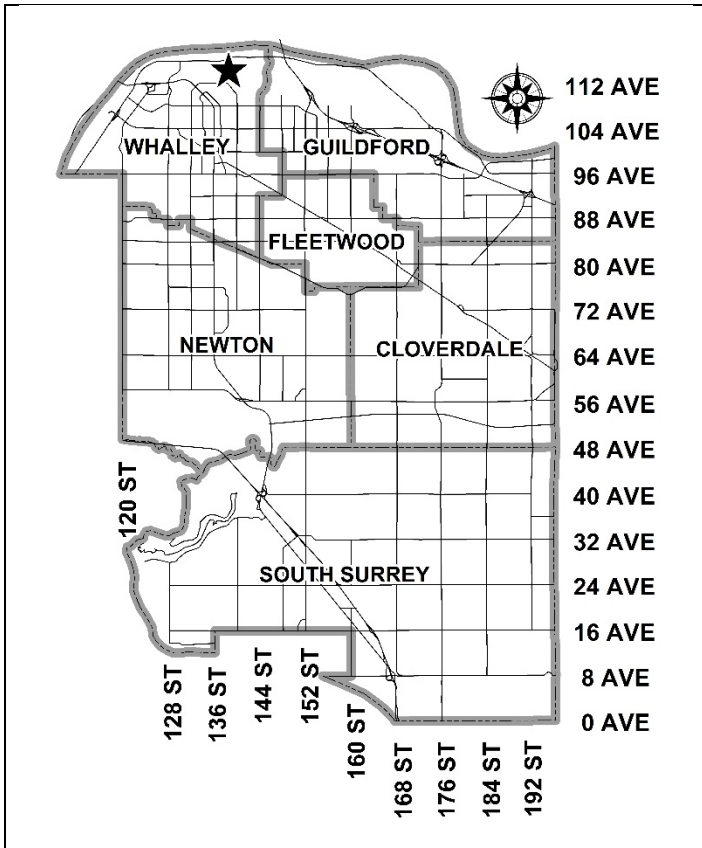


**City of Surrey  
PLANNING & DEVELOPMENT REPORT**

**Application No.: 7920-0004-00**

Planning Report Date: May 10, 2021



**PROPOSAL:**

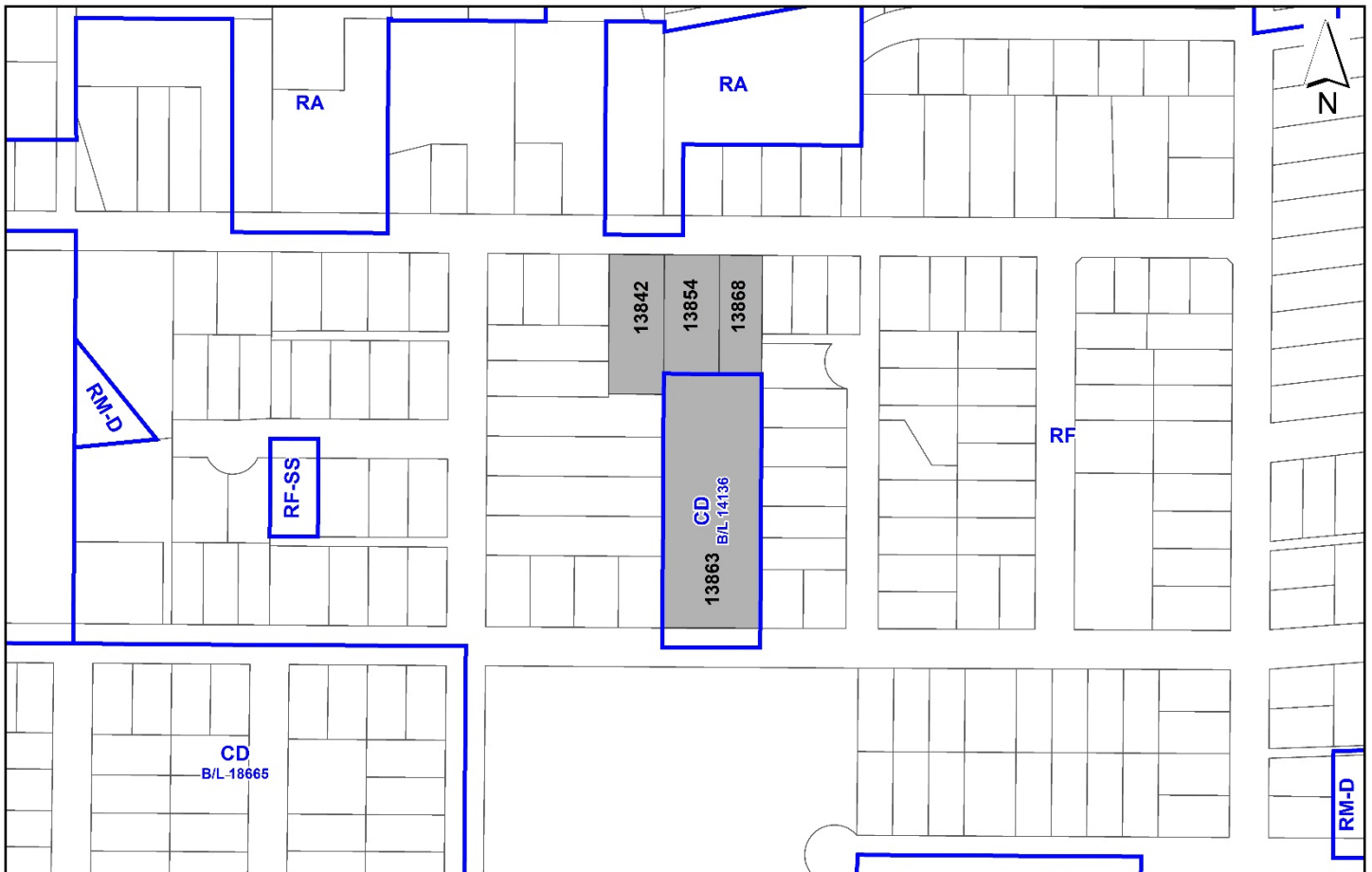
- **Rezoning** a portion of the site from RF and CD Bylaw No. 14136 to RF-13
- **Development Variance Permit**

to allow subdivision into 1 single family lot and 19 single family small lots.

**LOCATION:** 13863 - 114 Avenue  
13842 - 115 Avenue  
13854 - 115 Avenue  
13868 - 115 Avenue

**ZONING:** RF and CD

**OCP DESIGNATION:** Urban



## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The following variances are being proposed by the applicant:
  - To reduce the minimum rear yard setback requirement of the RF Zone in order to retain an existing dwelling on proposed Lot 20; and
  - To reduce the minimum lot width requirement to accommodate a double side-by-side garage in the RF-13 Zone for proposed Lots 12, 13, 14, 17, 18, and 19.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the "General Urban" designation in the Metro Vancouver Regional Growth Strategy (RGS) and the "Urban" designation in the Official Community Plan (OCP).
- The reduction to the minimum rear yard setback for proposed Lot 20 is reasonable as the lot has a large front yard and western side yard, to provide functional yard space, and it will allow for the retention of the existing house, which is in good condition.
- The requested reduction to the minimum lot width for proposed Lots 17, 18, and 19 to allow for a double side-by-side garage has merit as it will create a consistent streetscape with the other single family homes within the subdivision. The reduced lot width on Lots 17, 18, and 19 will facilitate the proposed retention of the existing house on Lot 20, which is in good condition. Lots 17 to 19 all exceed the minimum lot size of the RF-13 Zone.
- The requested reduction to the minimum lot width for proposed Lots 12, 13, and 14 to allow for a double side-by-side garage has merit as it will create a consistent streetscape with the other single family homes within the subdivision. The reduced width on Lots 12, 13, and 14 helps to mitigate the steep grade on Lots 1, 2, and 3 by allowing for those lots to be slightly deeper.
- The applicant has demonstrated that the reduced lot widths can still accommodate a typical RF-13 type home without the attached double side by-side garage dominating the front elevation. The double garages will also provide additional off-street parking.
- The proposed RF-13 lots are considered appropriate in size and density for this residential neighbourhood.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the portion of the subject site shown as Block A on the attached Survey Plan (Appendix I), from "Single Family Residential Zone (RF)" and "Comprehensive Development Zone (CD) Bylaw No. 14136" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7920-0004-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres to 1.8 metres to the principal building face on proposed Lot 20; and
  - (b) to reduce the minimum lot width required to accommodate a double garage or carport (to accommodate two vehicles parked side by side) of the RF-13 Zone from 13.4 metres to 12.3 metres for proposed Lots 12, 13, and 14, and from 13.4 metres to 12.5 metres for proposed Lots 17, 18, and 19.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Residential	Urban	RF & CD Bylaw No. 14136
North (Across 115 Avenue):	Single Family Residential	Urban	RA & RF
East:	Single Family Residential	Urban	RF
South (Across 114 Avenue):	Surrey Traditional Elementary School	Urban	RF
West:	Single Family Residential	Urban	RF

### Context & Background

- The subject site is approximately 1.16 hectares and is located between 114 Avenue and 115 Avenue to the east of 138 Street.
- The properties are designated "Urban" in the Official Community Plan (OCP) and are zoned "Single Family Residential Zone (RF)" and "Comprehensive Development Zone (CD) Bylaw No. 14136".
- The site slopes down from southeast to northwest with an approximately 15 metre change in grade across the site.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- In order to allow subdivision into 20 residential lots, consisting of one single family lot and 19 single family small lots, the applicant is proposing the following:
  - Rezoning all of the subject site, with the exception of the remainder single family lot (proposed Lot 20), from RF and CD Bylaw No. 14136 to RF-13; and
  - Development Variance Permit for:
    - Reduced setbacks on proposed Lot 20 (to retain the existing house); and
    - Reduced lot width requirement to accommodate a double side-by-side garage on proposed Lots 12, 13, 14, 17, 18, and 19.

- The following table provides further details on the proposal:

	Proposed	
<b>Lot Area</b>		
Gross Site Area:	1.16 hectares	
Road Dedication:	0.28 hectares	
Net Site Area:	0.88 hectares	
	<b>RF</b>	<b>RF-13</b>
<b>Number of Lots:</b>	1	19
<b>Unit Density:</b>	10.2 units per hectare	24.1 units per hectare
<b>Range of Lot Sizes</b>	978 square metres	358 – 618 square metres
<b>Range of Lot Widths</b>	28.8 metres	12.3 – 16.8 metres
<b>Range of Lot Depths</b>	32.9 metres	24.0 – 33.4 metres

### Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

School District: **The School District has provided the following projections for the number of students from this development:**

6 Elementary students at James Ardiel Elementary School  
5 Secondary students at Kwantlen Park Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by August 2022.

Parks, Recreation & Culture: Parks will accept cash-in-lieu of the 5% unencumbered parkland subdivision dedication requirement. Parks accepts the removal of City trees along 114 Avenue to facilitate road construction.

Ministry of Transportation & Infrastructure (MOTI): No concerns or objections

### Transportation Considerations

- The applicant is required to dedicate a 17-metre-wide local road and cul-de-sac in order to provide frontage to the proposed lots. The road will narrow to a minimum half-road standard of 11.5 metres fronting proposed Lots 7, 8, and 9 if the trees on the neighbouring lots to the west at 11436, 11446, and 11456 – 138 Street are not approved for removal.
- The applicant is also required to dedicate a 6-metre-wide pedestrian walkway connecting the south end of the cul-de-sac with 114 Avenue to the south.

- Proposed Lots 1 to 3 will be oriented towards 114 Avenue, proposed Lots 4 to 14 and 17 to 19 will be oriented towards the new north-south road and cul-de-sac, and proposed Lots 15, 16, and 20 will be oriented towards 115 Avenue.

### **Sustainability Considerations**

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

## **POLICY & BY-LAW CONSIDERATIONS**

### **Regional Growth Strategy**

- The subject site is designated "General Urban" in Metro Vancouver's Regional Growth Strategy (RGS). The proposal complies with this designation.

### **Official Community Plan**

#### Land Use Designation

- The subject site is designated "Urban" in the Official Community Plan (OCP). The proposal complies with this designation and the following Themes/Policies:

#### Themes/Policies

- Sensitive Infill: Encourage the development of remaining vacant lands in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighbourhood character and viability.
- Sensitive Infill: Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.

### **Zoning Bylaw**

- The applicant proposes to rezone a portion of the subject site from "Single Family Residential Zone (RF)" and "Comprehensive Development Zone (CD) Bylaw No. 14136" to "Single Family Residential (13) Zone (RF-13)", with a remnant lot (proposed Lot 20) to remain zoned RF.
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning Bylaw, including the "Single Family Residential Zone (RF)", the "Single Family Residential (13) Zone (RF-13)", and parking requirements.

<b>RF Zone (Part 16)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Unit Density:</b>	14.8 units per hectare	10.2 units per hectare
<b>Yards and Setbacks</b>		
Front Yard (N):	7.5 m	10.7 m
Side Yard (W):	1.8 m	8.6 m
Side Yard Flanking (E):	3.6 m	3.6 m
Rear (S):	7.5 m	1.8 m*
<b>Lot Size</b>		
Lot Size:	560 sq. m.	978 sq. m.
Lot Width:	15.0 m	28.8 m
Lot Depth:	28.0 m	32.9 m
<b>RF-13 Zone (Part 16B)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Unit Density:</b>	28.0 units per hectare	24.1 units per hectare
<b>Yards and Setbacks</b>		
Front Yard:	6.0 m	6.0 m
Side Yard:	1.2 m	1.2 m
Side Yard Flanking:	2.4 m	2.4 m
Rear:	7.5 m	7.5 m
<b>Lot Size</b>		
Lot Size:	336 – 380 sq. m.	358 – 618 sq. m.
Lot Width:	12.0 – 15.4 m	12.3 – 16.8 m*
Lot Depth:	24.0 – 28.0 m	24.0 – 33.4 m
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3 per lot	3 per lot

\*Variance required

#### Setback and Lot Width Variances

- The applicant is requesting the following variances:
  - to reduce the minimum rear yard setback of the RF Zone from 7.5 metres to 1.8 metres to the principal building face for proposed Lot 20; and
  - to reduce the minimum lot width required to accommodate a double garage or carport (to accommodate two vehicles parked side by side) of the RF-13 Zone from 13.4 metres to 12.3 metres for proposed Lots 12, 13, and 14, and from 13.4 metres to 12.5 metres for proposed Lots 17, 18, and 19.
- The reduction to the minimum rear yard setback for proposed Lot 20 is reasonable given that the lot has a large front yard setback of 10.7 metres, as well as a large west side yard setback of 8.6 metres that will provide adequate outdoor space in lieu of a backyard. The applicant has provided a spatial separation report demonstrating that the existing dwelling will still be in compliance with the BC Building Code requirements for separation between structures.

- The requested reduction to the minimum lot width for proposed Lots 17, 18, and 19 to allow for a double side-by-side garage has merit as it will create a consistent streetscape with the other single family homes within the subdivision. The reduced lot width on Lots 17, 18, and 19 will facilitate the proposed retention of the existing house on Lot 20.
- The requested reduction to the minimum lot width for proposed Lots 12, 13, and 14 to allow for a double garage has merit as it will create a consistent streetscape with the other single family homes within the subdivision. The reduced width on Lots 12, 13, and 14 helps to mitigate the steep grade on Lots 1, 2, and 3 by allowing for those lots to be slightly deeper.
- The applicant has demonstrated that the reduced lot widths can still accommodate a typical RF-13 type home without the attached side-by-side garage dominating the front elevation.
- Staff support the requested variances to proceed for Public Notification.

#### Lot Grading and Building Scheme

- The applicant retained Michael E. Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IV).
- Styles recommended for this site include "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", and compatible versions of the "West Coast Contemporary" style.
- A preliminary lot grading plan, submitted by Coastland Engineering & Surveying Ltd., and dated April 23, 2021, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

#### **Capital Projects Community Amenity Contributions (CACs)**

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs and will provide \$3,000/new lot if the plan of Subdivision is executed by the Approving Officer by December 31, 2021. The contribution rates will be introduced based on a three-phase schedule, with rates increasing as of January 1, 2022. The proposed development will be required to pay the rates that are applicable at the time of Final Subdivision Approval.



## Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to contribute \$1,000 per lot to support the development of new affordable housing.

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on April 6, 2020 and updated notices were sent on April 30, 2021. Development Proposal Signs were installed on April 12, 2020. Staff received eleven (11) responses from neighbouring residents (*staff comments in italics*):
  - Two residents inquired about the proposed lot and road layout.

*(Staff provided the residents with the preliminary subdivision concept for review and no further comments were received.)*
  - A resident had questions about the subdivision layout and the proposed off-site tree removals required to accommodate the proposed road alignment.

*(Staff provided the resident with the preliminary subdivision concept for review and further information on the process for the applicant to attain approvals for off-site tree removals.)*
  - Residents expressed concerns that the proposed increase in density would worsen vehicle traffic in an area that is currently lacking in safe pedestrian infrastructure, such as sidewalks.

*(The proposal includes a new north-south road and cul-de-sac, with sidewalk and street lighting, off 115 Avenue. At the south end of the cul-de-sac a 6.0 metre wide pedestrian walkway is proposed that will connect to 114 Avenue, providing an additional pedestrian route connecting to the school sites south of the subject properties. The applicant will also be required to construct a sidewalk and provide street lighting along 114 Avenue and 115 Avenue along the frontages of the site.)*
  - Two residents expressed concerns about the loss of trees on site that provide habitat for wildlife and act as a noise buffer from the Skytrain.

*(The project Arborist has reviewed the trees on site, their condition and suitability for retention, taking into consideration the location of services, building footprints, road dedication and proposed lot grading and recommended 16 trees for retention and 50 replacement trees. The applicant will also be required to provide a contribution to the Green City Program for the deficit in replacement trees.)*

- Two residents described concerns that the proposed development could interfere with existing groundwater flows, creating impacts to neighbouring properties.

*(The applicant is responsible to ensure that there will be no negative impacts to neighbouring private properties from the proposed development. All stormwater runoff generated by the development from any new roads, buildings, etc., will need to be captured and directed to a municipal storm system and is not permitted to drain onto private neighbouring properties without formal consent. Drainage plans will be reviewed as part of the formal servicing agreement process and will be vetted to ensure they are in compliance with City regulations.)*

## TREES

- Corey Plester, ISA Certified Arborist of Mike Fadum and Associates Ltd., prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder & Cottonwood	32	32	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Bigleaf Maple	18	13	5
Cherry	1	1	0
Flowering Plum	1	0	1
Honey Locust	1	1	0
Japanese Maple	1	1	0
Mountain Ash	2	1	1
Persian Ironwood	4	4	0
Plum	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	6	1	5
Falsecypress	1	1	0
Western Hemlock	2	2	0
Western Red Cedar	57	54	3
White Spruce	1	0	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>96</b>	<b>80</b>	<b>16</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>50</b>	
<b>Total Retained and Replacement Trees</b>		<b>66</b>	
<b>Contribution to the Green City Program</b>		<b>\$56,800</b>	

- The Arborist Assessment states that there is a total of 96 mature trees on the site, excluding Alder and Cottonwood trees. Thirty-two (32) existing trees, approximately 25% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 16 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 192 replacement trees on the site. Since only 50 replacement trees can be accommodated on the site, the deficit of 142 replacement trees will require a cash-in-lieu payment of \$56,800, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 66 trees are proposed to be retained or replaced on the site with a contribution of \$56,800 to the Green City Program.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Rezoning Block Plan and Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Development Variance Permit No. 7920-0004-00

*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

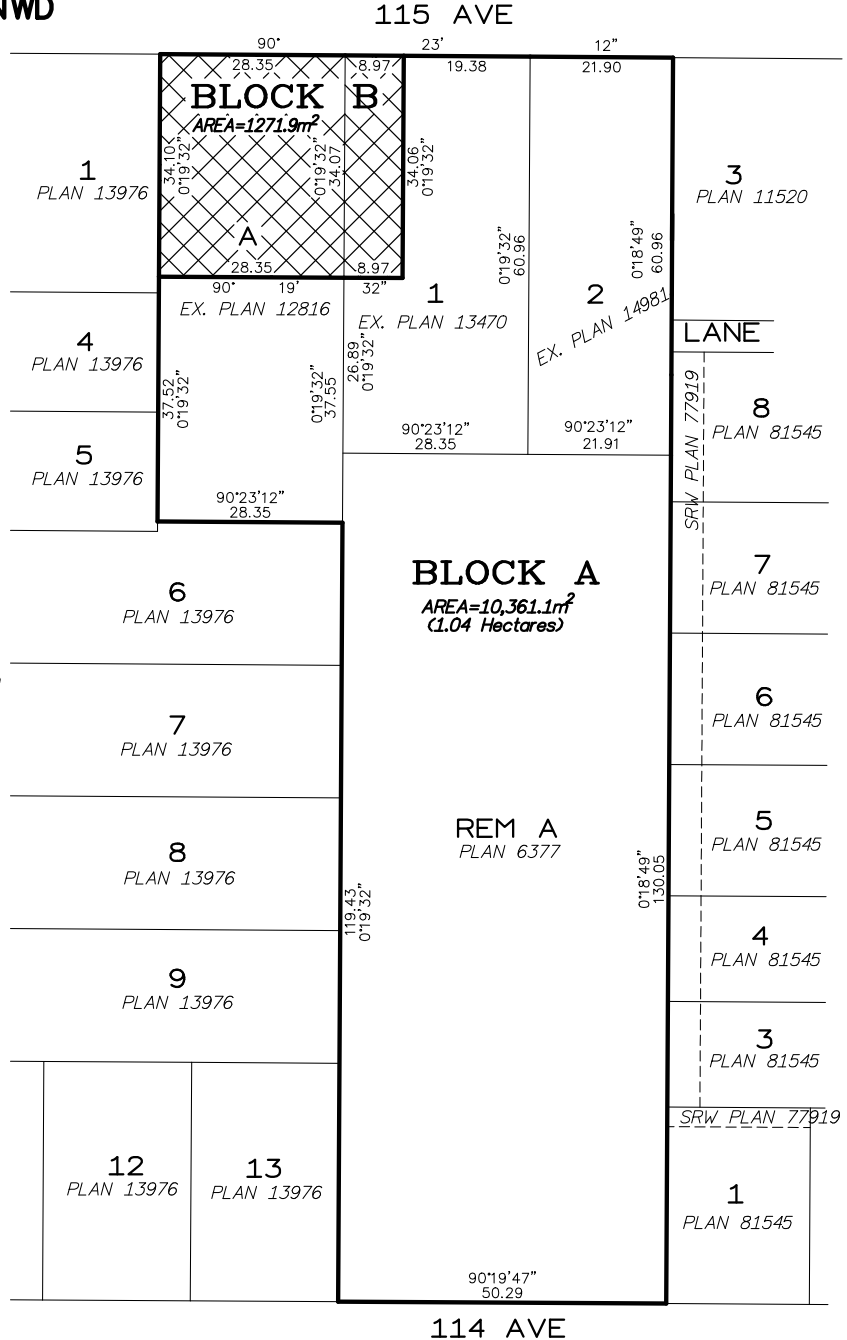
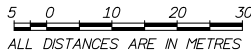
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**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW  
 No: \_\_\_\_\_ OF: WEST HALF LOT "A" PLAN 6377  
 EXCEPT: FIRSTLY: PARCEL "ONE" (EXP. PLAN 13470)  
 SECONDLY: PARCEL 2 (EXP. PLAN 14981)  
 PARCEL "A" (EXP. PLAN 12816), LOT 19 PLAN 494,  
 PARCEL ONE (EXP. PLAN 13470) WEST HALF LOT "A" PLAN 6377,  
 PARCEL "2" (EXP. PLAN 14981) WEST HALF LOT "A" PLAN 6377  
 ALL OF SECTION 11  
 BLOCK 5 NORTH  
 RANGE 2 WEST NWD**

FOR REZONING PURPOSES



SCALE 1 : 750



*Notes:*  
 Property boundary dimensions shown hereon, are derived from field survey.

CERTIFIED CORRECT  
 DATED THIS 28th DAY OF APRIL, 2021

----- B.C.L.S.  
 M. Adam Fulkerson



**PROPOSED SUBDIVISION PLAN OF:**

**WEST HALF LOT "A" PLAN 6377  
EXCEPT: FIRSTLY: PARCEL "ONE"  
(EXPLANATORY PLAN 13470)  
SECONDLY: PARCEL 2 (EXP. PLAN 14981)**

**PARCEL "2" (EXP. PLAN 14981) WEST  
HALF LOT "A" PLAN 6377,**

**PARCEL "A" (EXP. PLAN 12816) LOT 19  
PLAN 494,**

**PARCEL ONE (EXP. PLAN 13470) WEST  
HALF LOT "A" PLAN 6377,**

**ALL OF SECTION 11 BLOCK 5 NORTH  
RANGE 2 WEST NWD**

CIVIC ADDRESS:

- 13942 115th Ave., Surrey BC  
P.I.D. 002-413-159
- 13854 115th Ave., Surrey BC  
P.I.D. 011-209-135
- 13868 115th Ave., Surrey BC  
P.I.D. 002-228-513
- 13863 114th Ave., Surrey BC  
P.I.D. 011-209-054

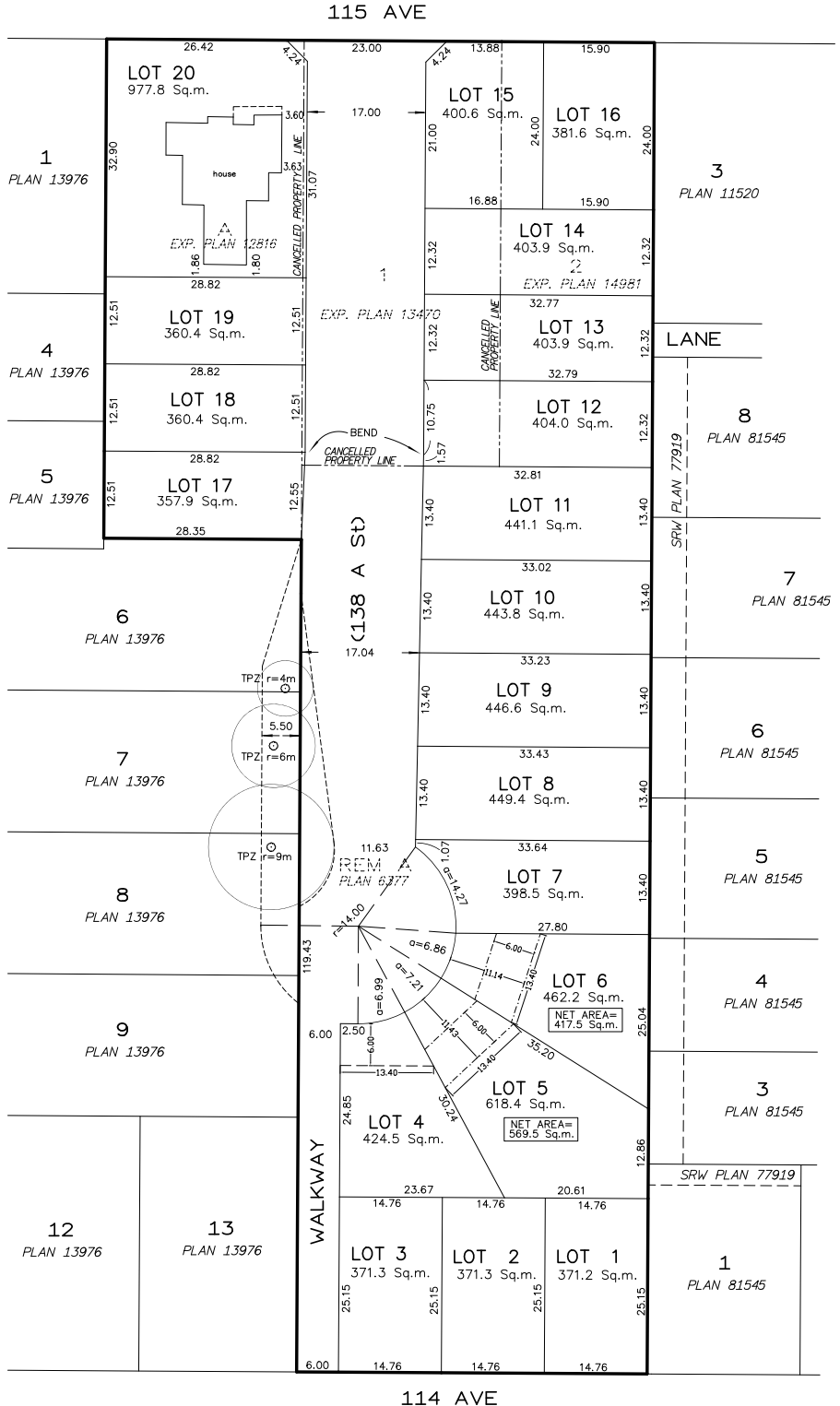
**DRAFT DATE: April 9-2021**

LEGEND

- ha DENOTES HECTARES
- Sq.m. DENOTES SQUARE METRES
- REF. DENOTES REFERENCE
- EX. DENOTES EXPLANATORY



SCALE 1 : 500  
5 0 10 20 30  
ALL DISTANCES ARE IN METRES



Notes:  
Property boundary dimensions shown hereon, are derived from field survey.  
- PROPOSED LAYOUT ONLY, SUBJECT TO APPROVAL  
- AREAS AND DIMENSIONS ARE SUBJECT TO DETAILED SURVEY AND CALCULATION, AND MAY VARY.  
- FOR DISCUSSION PURPOSES ONLY, NOT TO BE USED FOR LEGAL TRANSACTIONS

Target Land Surveying accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

Measurements shown are to the exterior of the house.

BUILDING OFFSETS SHOWN ON THIS PLAN ARE NOT TO BE USED TO RE-ESTABLISH PROPERTY CORNERS



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TO: **Manager, Area Planning & Development  
- North Surrey Division  
Planning and Development Department**

FROM: **Development Engineer, Engineering Department**

DATE: **May 04, 2021** PROJECT FILE: **7820-0004-00**

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RE: **Engineering Requirements  
Location: 13842/13854/13868 115 Avenue, 13863 114 Avenue**

### REZONE/SUBDIVISION

#### *Property and Statutory Right-of-Way (SRW) Requirements*

- Dedicate 17.0 metres, along with 14.0 metre radius, for 138A Street.
- Dedicate 6.0 metres for walkway.
- Register 0.5 metre SRW's along 114 Avenue, 115 Avenue, and 138A Street.

#### *Works and Services*

- Construct 138A Street.
- Construct walkway.
- Construct the north half of 114 Avenue.
- Construct the south half of 115 Avenue.
- Extend storm sewer on 138A Street to service the development.
- Extend sanitary sewer on 138A Street to service the development.
- Construct water main on 115 Avenue, and 138A Street between 114 and 115 Avenues.
- Implement on lot low impact stormwater management features.
- Install water, sanitary and storm sewer service connections to each proposed lot.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of \$27,609.75 is necessary.

### DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Variance Permit.



Jeff Pang, P.Eng.  
Development Engineer  
KMH



April 29, 2021

Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 20 0004 00 Revised April 2021

**SUMMARY**

The proposed 19 Single family with suites are estimated to have the following impact on the following schools:

**Projected enrolment at Surrey School District for this development:**

Elementary Students:	6
Secondary Students:	5

September 2020 Enrolment/School Capacity

<b>James Ardiel Elementary</b>	
Enrolment (K/1-7):	52 K + 359
Operating Capacity (K/1-7)	38 K + 443
<b>Kwantlen Park Secondary</b>	
Enrolment (8-12):	1501
Capacity (8-12):	1200

<b>Projected population of school-age children for this development:</b>	17
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*Population* : The projected population of children aged 0-19 Impacted by the development.

*Enrolment* : The number of students projected to attend the Surrey School District ONLY.

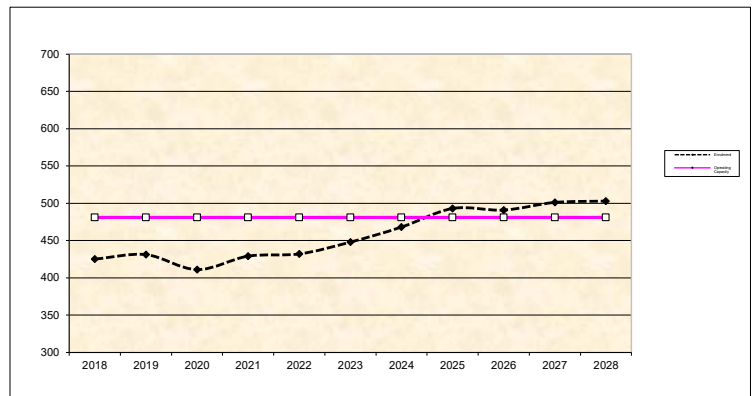
**School Enrolment Projections and Planning Update:**

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

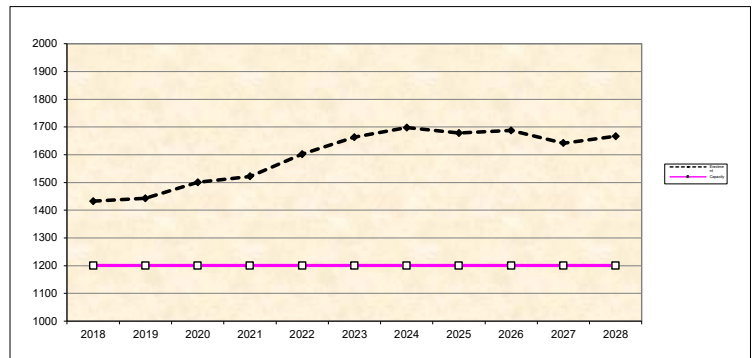
James Ardiel Elementary 10 year projections indicate enrolment is starting to trend upwards. A portion of the catchment runs along the northeast side of King George Boulevard. The City Center plan allows for higher densities along the boulevard's edge, transforming the area from commercial to mixed-residential. The timing of future high rise development, with good market conditions, could impact the enrolment growth upwards even more. The projections used in this report can be considered conservative. James Ardiel still has available student space to accommodate the early part of this growth.

Kwantlen Park Secondary is currently operating at 125% and is projected to grow by 300 students over the next 10 years. This school will also be impacted by timing of future high-rise development in the area. In March 2020, the Ministry of Education approved funding for the district to prepare an in-depth feasibility report on the project. The addition would increase the capacity of the school from 1200 to 1500. The project is targeted to open in 2025.

**James Ardiel Elementary**



**Kwantlen Park Secondary**



\* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.  
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

## **BUILDING GUIDELINES SUMMARY**

Surrey Project no: 20-0004-00  
 Project Location: 13842 and 13854 - 115 Ave., 13863 - 114 Avenue,  
 and 13868 - 115 Avenue  
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

**The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.**

### **1. Residential Character**

#### **1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:**

The subject site is located within an old urban development area developed over an extended period, from the 1940's to present. Interspersed with the old urban homes are a two new homes (one at 13902 - 114 Avenue and one at 13820 - 115 Avenue) that were redeveloped through a demolition and rebuild process on individual lots, rather than by recent subdivision.

The style of the older homes can be described as "West Coast Traditional", or more generically as "Old urban". Home types include Bungalow, Basement Entry, 1 ½ Storey, and Two-Storey, ranging in size from 700 - 4000 sq.ft. Massing designs fit into one of three groups; simple low mass homes (the Bungalows), homes with box-like massing (upper floor positioned directly above lower floor on all sides of the home) which is evident on the Basement Entry and Cathedral Entry types homes, and the Two-Storey homes which are considered to have mid-to-high-scale massing designs. The older homes have simple, low slope roofs (most are 2:12 - 5:12 slope) in either common gable or common hip forms and have no more than one prominent street facing projection. Roof surfaces include asphalt shingles (both interlocking tab type and rectangular type), cedar shingles, concrete roof tiles, tar and gravel, and roll roofing. Wall cladding materials include cedar, aluminum, vinyl, and stucco, in a colour range that includes neutral, natural, and primary colours. Trim and detailing standards are modest, typical of those found on most homes from the 1960's and 1970's.

There are two new homes that stand out as distinctly different from the older housing stock. The first, at 13902 - 114 Avenue, is a new 4000 sq.ft "Neo-Traditional" style Two-Storey home. Massing is considered high scale, as the home is situated on a lot that slopes up steeply to the rear, and has three storeys exposed at the front, and two storeys exposed at the rear. The home has a prominent 20:12 slope 1½ storey high front entrance portico with the stoop situated 15 risers above the driveway. The roof is an all-common hip form at a 7:12 slope, with three street facing gables, and an asphalt shingle surface. The home is clad in stucco and has stucco quoining details at exterior corners.

The second new home is under construction at 13820 - 115 Avenue. It is a 4000 sq.ft "Neo-Traditional" style Two-Storey home. Massing is considered high scale, as the home has three storeys exposed at the front, and two storeys exposed at the rear. The home has a 1½ storey high front entrance portico with the stoop situated 15 risers above the driveway. The roof is an



all-common hip form at an 8:12 slope, with five street facing gable projections, and an asphalt shingle surface. The home is clad in horizontal Hardiplank, but stone, wood shingles, and "longboard" comprise 90 percent of the street facing wall surface. Landscaping has not yet been installed.

On the south side of 114 Avenue, opposite the subject site (on the north side of 114 Avenue) is the "Surrey Traditional Elementary School". The structure is situated more than 100 metres south of 114 Avenue, and does not provide suitable architectural context for the subject site.

## 1.2 Features of Surrounding Dwellings Significant to the Proposed Building Scheme:

- 1) **Context Homes:** There are a two homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF-13 zone subdivisions now meet or exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2018 RF-13 zoned subdivisions, rather than to emulate specific components of the aforesaid context homes
- 2) **Style Character :** There are a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", and compatible styles including compatible manifestations of the "West Coast Contemporary" style as determined by the consultant, that provide a style bridge between old urban and modern urban. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF-13 and RF zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 ½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including vinyl, cedar, wood wall shingles, stucco, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2018 developments.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, asphalt shingles, tar and gravel, roll roofing, metal. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.

- 8) **Roof Slope :** The recommendation is to set the minimum roof slope at 6:12. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure upper floor windows can be installed without interference with the roof structure below.

**Streetscape:** The streetscape is comprised of a wide variety of homes constructed over an extended period, from 1940's to present. The style of most homes is best described as "West Coast Traditional" or "Old Urban. There are numerous low mass, low profile Bungalows and mid-size Basement Entry and Cathedral Entry type homes with box-like massing designs. There are two new homes in this area that stand out as distinctly different than the older homes; one at 13902 - 114 Avenue, and one at 13820 - 115 Avenue. These homes are high mass, 4000 sq.ft. "Neo-Traditional" style homes constructed on steep up-sloping lots, and are configured with three levels exposed to the street including a garage at the basement level, and two levels exposed at the rear. One home has a 7:12 slope roof and the other has an 8:12 slope and both have asphalt shingle roofs. One is clad in stucco, and the other is clad in horizontal fibre cement board.

## 2. Proposed Design Guidelines

### 2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

- the new homes are readily identifiable as one of the following styles: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2018's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

### 2.2 Proposed Design Solutions:

#### Interfacing Treatment with existing dwellings)

There are homes in this area (13863 - 114 Avenue (a subject site home to be retained), 13902 - 114 Avenue, 13842 - 115 Avenue, and 13820 - 115 Avenue that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2018) RF-13 zone subdivisions now exceed standards evident on the context

homes. The recommendation therefore is to adopt standards commonly found in post year 2018 RF-13 zoned subdivisions, rather than to specifically emulate the aforesaid two context homes.

**Exterior Materials/Colours:**

Stucco, Cedar, Fibre-Cement Board, Brick, and Stone. Vinyl siding permitted on exterior walls.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

**Roof Pitch:**

Minimum 6:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

**Roof Materials/Colours:**

Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only. Membrane roofs permitted where required by B.C. Building Code, and small metal feature roofs also permitted.

**In-ground basements:**

In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front. It is likely however that the Engineer of record will determine that services are not deep enough to facilitate in-ground basements.

**Treatment of Corner Lots:**

Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

**Landscaping:**

*Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Corner lots: minimum 25 shrubs of a 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete, or a combination as approved by the consultant.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd.      Date: May 3, 2021

**Reviewed and Approved by:**       Date: May 3, 2021

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

---

## Tree Preservation Summary

Surrey Project No: 20-0004-00

Address: 13842,13854,13868 115 Avenue/13863 114 Avenue

Registered Arborist: Corey Plester #PN-8523A & Peter Mennel PN-5611A

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	128
<b>Protected Trees to be Removed</b>	112
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	16
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 32 X one (1) = <u>32</u></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 80 X two (2) = <u>160</u></li> </ul>	192
<b>Replacement Trees Proposed</b>	50
<b>Replacement Trees in Deficit</b>	142
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	6
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 5 X two (2) = 10</li> </ul>	11
<b>Replacement Trees Proposed</b>	N/A
<b>Replacement Trees in Deficit</b>	N/A

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:



Date: May 5, 2021



Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302



**MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS**

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Surrey, British Columbia  
V3W 0A6  
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Fax: (778) 593-0302  
Email: mfadum@fadum.ca

CLIENT

FILE NO.

**PROJECT TITLE**  
TREE PRESERVATION AND PROTECTION PLAN

13842 13854 115 AVENUE  
13863 114 AVENUE  
SURREY, B.C.

**REVISIONS:**

NO.	DATE	BY	REVISION
1	JAN02/20	MK	KEY & GRADING PLAN
2	OCT07/20	MK	NEW SUBDIVISION LAYOUT
3	NOV05/20	MK	REVISIONS
4	NOV12/20	MK	GRADING PLAN
5	FEB23/21	MK	NEW SUBDIVISION LAYOUT
6	MAR31/21	MK	UPDATED SURVEY
7	APR08/21	MK	NEW SUBDIVISION LAYOUT
8	APR22/21	MK	NEW SUBDIVISION LAYOUT

GENERAL NOTES:  
• REASSESS ALL TREES WITH FINAL DEVELOPMENT AND CONSTRUCTION PLANS.

**SHEET TITLE**

T1 - TREE PRESERVATION AND REMOVAL PLAN

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**DRAWN**

MK

**SCALE**

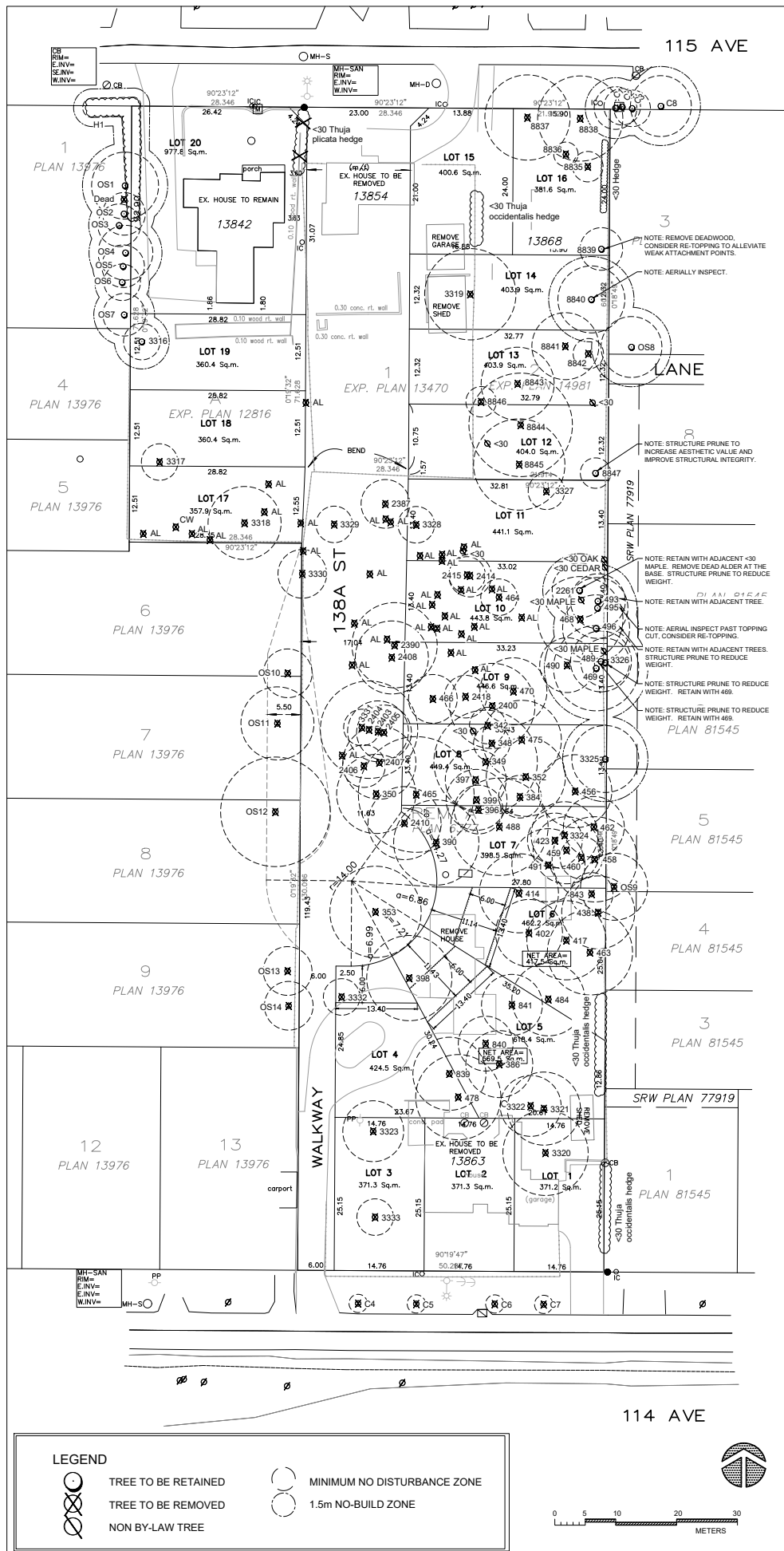
AS SHOWN

**DATE**

OCTOBER 23, 2019

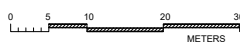
T - 1

SHEET 1 OF 2



**LEGEND**

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON BY-LAW TREE
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE



**MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS**

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V3W 0A6  
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Fax: (778) 593-0302  
Email: mfadum@fadum.ca

CLIENT

FILE NO.

**PROJECT TITLE**  
**TREE PRESERVATION AND PROTECTION PLAN**

13842 13854 115 AVENUE  
13863 114 AVENUE  
SURREY, B.C.

**REVISIONS:**

NO.	DATE	BY	REVISION
1	JAN02/20	MK	KEY & GRADING PLAN
2	OCT07/20	MK	NEW SUBDIVISION LAYOUT
3	NOV05/20	MK	REVISIONS
4	NOV12/20	MK	GRADING PLAN
5	FEB23/21	MK	NEW SUBDIVISION LAYOUT
6	MAR31/21	MK	UPDATED SURVEY
7	APR08/21	MK	NEW SUBDIVISION LAYOUT
8	APR22/21	MK	NEW SUBDIVISION LAYOUT

- GENERAL NOTES:**
- REASSESS ALL TREES WITH FINAL DEVELOPMENT AND CONSTRUCTION PLANS.
  - NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS, UNLESS WHERE INDICATED.
  - REASSESS TREES WITH LOT GRADING PLANS.
  - TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
  - REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE. REPLACEMENT TREES TO BE MIN. 3m FROM FOUNDATIONS AND MIN. 1m FROM PROPERTY LINES.

**SHEET TITLE**

**T2 - TREE PROTECTION PLAN**

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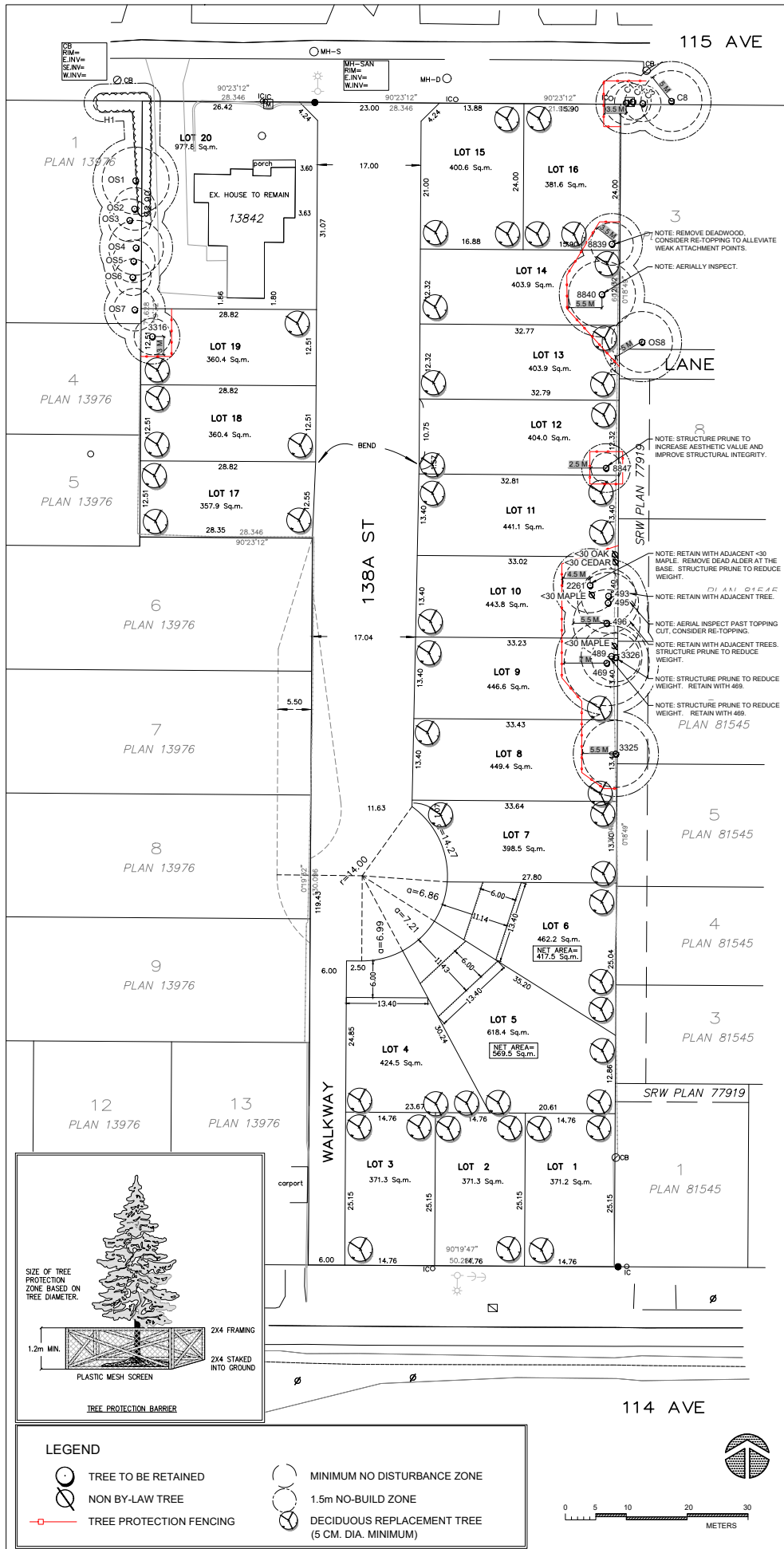
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**SCALE** AS SHOWN

**DATE** OCTOBER 23, 2019

**T-2**

SHEET 2 OF 2



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0004-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

Issued To:

Address of Owner:

Issued To:

Address of Owner:

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as "the Owner")

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.



2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 011-209-054

West Half Lot "A" Except: Firstly: Parcel "One" (Explanatory Plan 13470), Secondly: Parcel 2 (Explanatory Plan 14981); Block 20 Section 11 Block 5 North Range 2 West New Westminster District Plan 6377

13863 – 114 Avenue

Parcel Identifier: 002-413-159

Parcel "A" (Explanatory Plan 12816) Lot 19 Section 11 Block 5 North Range 2 West New Westminster District Plan 494

13842 – 115 Avenue

Parcel Identifier: 011-209-135

Parcel One (Explanatory Plan 13470) West Half Lot "A" Block 20 Section 11 Block 5 North Range 2 West New Westminster District Plan 6377

13854 – 115 Avenue

Parcel Identifier: 002-228-513

Parcel "2" (Explanatory Plan 14981) West Half Lot "A" Block 20 Section 11 Block 5 North Range 2 West New Westminster District Plan 6377

13868 – 115 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

---

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

---

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F. of Part 16 "Single Family Residential Zone (RF)" the minimum rear yard setback is reduced from 7.5 metres to 1.8 metres for proposed Lot 20;
  - (b) In Section H.6 of Part 16B "Single Family Residential Zone (R-13)" the minimum width of a lot on which a front-access, double garage is permitted is reduced from 13.4 metres to 12.3 metres for proposed Lots 12, 13, and 14; and
  - (c) In Section H.6 of Part 16B "Single Family Residential Zone (RF-13)" the minimum width of a lot on which a front-access, double garage is permitted is reduced from 13.4 metres to 12.5 metres for proposed Lots 17, 18, and 19.
  
5. This development variance permit applies to only the portion of the Land OR that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
  
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
  
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

---

Mayor – Doug McCallum

---

City Clerk – Jennifer Ficocelli

PROPOSED SUBDIVISION PLAN OF:

WEST HALF LOT "A" PLAN 6377  
 EXCEPT: FIRSTLY: PARCEL "ONE"  
 (EXPLANATORY PLAN 13470)  
 SECONDLY: PARCEL 2 (EXP. PLAN 14981)

CIVIC ADDRESS:  
 13942 115th Ave., Surrey BC  
 P.I.D. 002-413-159  
 13854 115th Ave., Surrey BC  
 P.I.D. 011-209-135  
 13868 115th Ave., Surrey BC  
 P.I.D. 002-228-513  
 13863 114th Ave., Surrey BC  
 P.I.D. 011-209-054

DRAFT DATE: April 9-2021

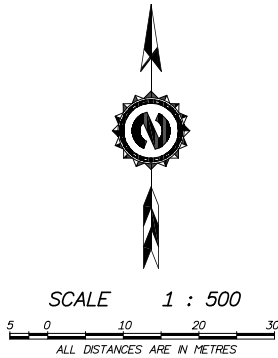
PARCEL "2" (EXP. PLAN 14981) WEST  
 HALF LOT "A" PLAN 6377,

PARCEL "A" (EXP. PLAN 12816) LOT 19  
 PLAN 494,

PARCEL ONE (EXP. PLAN 13470) WEST  
 HALF LOT "A" PLAN 6377,

ALL OF SECTION 11 BLOCK 5 NORTH  
 RANGE 2 WEST NWD

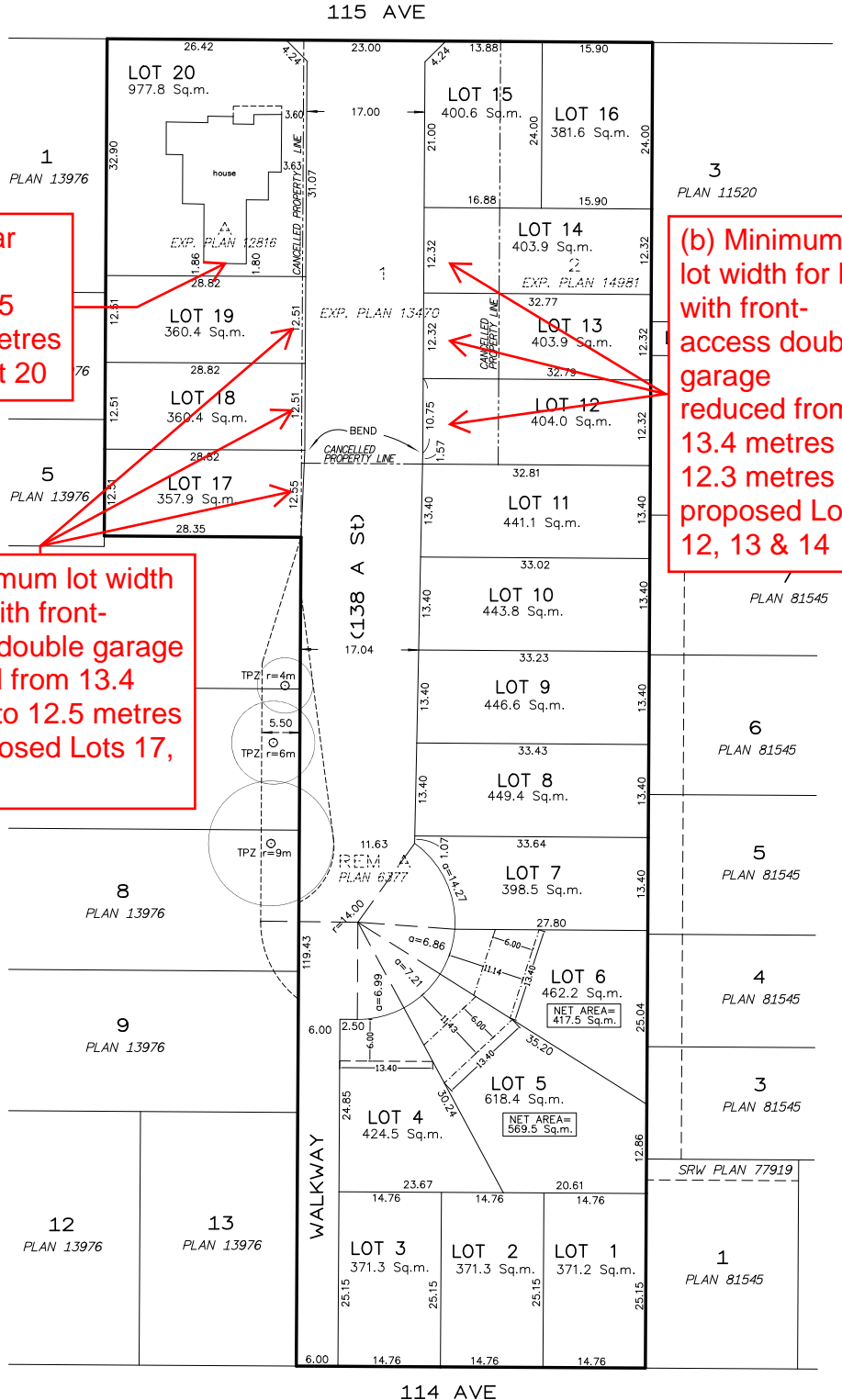
LEGEND  
 ha DENOTES HECTARES  
 Sq.m. DENOTES SQUARE METRES  
 REF. DENOTES REFERENCE  
 EX. DENOTES EXPLANATORY



(a) Minimum rear  
 yard setback  
 reduced from 7.5  
 metres to 1.8 metres  
 for proposed Lot 20

(b) Minimum  
 lot width for lot  
 with front-  
 access double  
 garage  
 reduced from  
 13.4 metres to  
 12.3 metres for  
 proposed Lots  
 12, 13 & 14

(c) Minimum lot width  
 for lot with front-  
 access double garage  
 reduced from 13.4  
 metres to 12.5 metres  
 for proposed Lots  
 17, 18 & 19



Notes:  
 Property boundary dimensions shown hereon, are derived from field survey.  
 - PROPOSED LAYOUT ONLY, SUBJECT TO APPROVAL  
 - AREAS AND DIMENSIONS ARE SUBJECT TO DETAILED SURVEY AND CALCULATION, AND MAY VARY.  
 - FOR DISCUSSION PURPOSES ONLY, NOT TO BE USED FOR LEGAL TRANSACTIONS  
 Target Land Surveying accepts no responsibility or liability for any  
 damages that may be suffered by a third party as a result of any  
 decisions made, or actions taken based on this document.  
 Measurements shown are to the exterior of the house.  
 BUILDING OFFSETS SHOWN ON THIS PLAN ARE NOT TO BE USED TO RE-ESTABLISH PROPERTY CORNERS

